

FY2010 Tax Rates

Residential \$10.97

Commercial \$17.80

Residential Exemption: \$162,904

Residential Exemption Tax: \$1,787.06

FY2009 Tax Rates

Residential \$10.69

Commercial \$17.32

Residential Exemption: \$162,923

Residential Exemption Tax: \$1,741.64

FY2008 Tax Rates

Residential \$10.18

Commercial \$16.70

Residential Exemption: \$158,100

Residential Exemption Tax: \$1,609.46

See Previous Rates Below

Three factors determine the property tax rate

1. The property tax levy.
2. The total assessed value of the community.
3. Classification.

Property Tax Levy

The tax levy is the amount of money to be raised by the property tax. Each year the amount to be raised is determined in accordance with the provisions of proposition 2 ½. The levy limit in any give year is computed by taking the total maximum allowable levy of the previous year increased by 2 ½ percent, plus allowances for new growth, overrides and debt exclusions. New growth is based on the increased value of new developments; additions, renovations and other growth in the tax base that is not the result of changes in market conditions. New growth is also the tax on any property that is taxable for the first time, such as a formerly exempt property becoming taxable or a business moving into Brookline with taxable machinery and equipment.

An exclusion is that amount of money needed to pay the principal and interest on debt incurred for special projects approved by referendum for exclusion from Proposition 2 ½ limits. The High School renovation and the construction of a new Lincoln School are the only current projects so excluded.

Determining the Tax Rate

The tax rate is calculated by dividing the total amount to be raised by the total assessed of all taxable property. $\text{Tax Rate} = \text{Tax Levy} / \text{Total Assessed Value}$

This rate is expressed in terms of dollars per 1,000. For example if a home is assessed for \$1,000,000 and the tax rate is \$10.00, the tax bill (before exemptions) would be computed as follows: $\$1,000,000 \times \$10.00/1,000 = \$10,000.00$

Brookline has historically adopted a split tax rate, or classified tax rate, which shifts the total tax levy between major property classes (residential and commercial). In fiscal year 2010, the selected residential factor was 0.925, or a commercial factor of 1.730. The corresponding tax rates are; residential \$10.97 and commercial \$17.80. The Board of Selectmen must vote annually following a tax classification hearing whether to adopted a classified rate and the amount of the tax levy shift. The amount to be raised through taxation is determined by Town Meeting during budget deliberations.

Previous Rates

FY2007 TAX RATES

Residential \$9.73

Commercial \$15.88

Residential Exemption: \$166,331

Residential Exemption Tax: \$1,618.40

FY2006 TAX RATES

Residential \$9.55

Commercial \$15.46

Residential Exemption: \$165,014

Residential Exemption Tax: \$1,575.88

FY2005 TAX RATES

Residential \$10.23

Commercial \$16.61

Residential Exemption: \$149,610

Residential Exemption Tax: \$1,530.51

FY2004 TAX RATES

Residential \$10.63

Commercial \$17.26

Residential Exemption: \$139,870

Residential Exemption Tax: \$1,486.82

FY2003 TAX RATES

Residential \$11.21

Commercial \$18.18

Residential Exemption: \$127,220

Residential Exemption Tax: \$1,426.14

FY2002 TAX RATES

Residential \$12.90

Commercial \$21.07

Residential Exemption: \$105,210.00

Residential Exemption Tax: \$1,357.21

FY2001 TAX RATES

Residential \$13.46

Commercial \$22.12

Residential Exemption Value: 96,110

FY2000 TAX RATES

Residential \$14.83

Commercial \$24.52

Residential Exemption Value: 83,240

FY1999 TAX RATES

Residential \$16.91

Commercial \$27.90

Residential Exemption Value: 71,170